

**2021**  
**BOARD OF ZONING APPEALS FEE SCHEDULE**

Minor Setback Variances (Res.)	\$ 375.21
Area Variances (Residential)	\$ 483.23
Area Variances (Commercial)	\$ 697.83 (per request)
Area + Minor Setback Variances	\$ 753.29
Special Permits:	
Day Care Center (residential)	\$ 537.24
Model Dwelling	\$ 645.26
Place of Amusement (Game Room)	\$ 753.29
Communication Tower	\$ 4,263.40
Animals	\$ 187.60
All Other	\$ 1,605.97
Renewal Special Permit (Animals)	\$ 80.30
Renewal Special Permit (Game Rooms)	\$ 645.26
Renewal Special Permit (All other)	\$ 645.26 (Residential) \$ 1,261.77 (Commercial)
Signs: Commercial	\$ 1,605.97 (per sign)
Signs: Residential	\$ 537.24 (per sign)
Certificate of Existing Use	\$ 802.98
Clearing limits/buffers/appeal of administrative decisions	\$ 802.98
Use Variances	\$ 2,686.19
Interpretations	\$ 1,125.61
CEHA (Coastal Erosion Hazard Area)	\$ 1,605.97
Rehearing Fees	Same as application filing fee
Penalty Fees (residential)	See penalty fee schedule attached
Penalty Fees (commercial)	See penalty fee schedule attached
Chain of Title Fees	\$ 80.30
Poster Fees (per street frontage)	\$ 26.87 (per street frontage)
SEQRA Fee	\$ 268.62
Archive Requests	\$ 32.12
Requests (grant extensions, clarifications, modifications, re-hearings, covenant ext., etc)	\$ 80.30

**MAKE ALL CHECKS PAYABLE TO TOWN OF BROOKHAVEN**

**CASH WILL NOT BE ACCEPTED**

**Fees effective 1/1/21**

**2021  
BOARD OF ZONING APPEALS - PENALTY FEES**

**Residential**

**Single Family Dwelling:**

(existing without permit)..... \$11,853.74

**Dwelling** (not built in conformance with bldg. permit)

Calculation is based upon entire square footage of habitable space of dwelling:

</=1000 sq. ft. habitable space..... \$ 1,074.48  
> 1000 sq. ft..... \$ 2,779.83

**Clearing Limit Violation:**

for every 1% over allowable limit..... \$ 160.59  
for every 1% exceeding 20% over  
allowable limit..... \$ 268.62

**Buffer Violation:**

</=20 ft..... \$ 1,074.48  
> 20 ft..... \$ 1,611.72

**Additions: (per addition)**

up to 100 square feet..... \$ 525.74  
101-1000 square feet..... \$ 1,051.47  
over 1000 square feet..... \$ 2,102.95

**Attached Garage:**

</=500 square feet..... \$ 537.24  
> 500 square feet..... \$ 1,611.72

**Accessory Structures:** (detached garages, sheds, decks  
Gazebos, barns, pool houses, etc.)

</=500 square feet..... \$ 537.24  
> 500 square feet..... \$ 1,611.72

**Pools:**

above ground..... \$ 537.24  
In-ground..... \$ 1,074.48

**Structures not built in conformance with**

**building permit** (excludes entire dwellings):

exceeding permit by no more than  
2 ft. setback, 2 ft. height and/or  
50 sq. ft..... \$ 537.24

*Fences/Retaining Walls..... \$ 537.24*

**Cellar Entrance..... \$ 321.19**

**Non-customary Accessory Use..... \$ 537.24**

**Other infractions..... \$ 537.24**

**Commercial/Industrial**

**Signs** (per sign): \$ 1,605.97

**Additions:** (per addition) Up to 1000 square feet \$ 2,131.70  
Over 1000 square feet \$ 4,234.65

**Buildings without Permits** (per building):

</= 1,000 sq. ft. \$ 21,029.47  
> 1,000 sq. ft. \$ 1,051.47 per sq. ft.

**All other violations:** \$ 2,131.70